3rd Ave SE One-way to Two-way Conversion
Commission Action

Historic Preservation Design Guidelines
Design Guidelines

Updates:

• Change title from “Historic Preservation Guidelines” to “Historic Preservation Design Guidelines”

• Added language addressing appropriate treatment of flat or low-pitched roofs
Historic Preservation Design Guidelines

APPROPRIATE:

- Asphalt shingles or composition shingles
- Roofs and roof elements should be retained in their original shape and pitch, with original features including crests, chimneys, vents, finials, cupolas, etc. and, if possible, with original roof materials.
- Roofs may be re-roofed with substitute materials such as asphalt or fiber-glass shingles if the original materials are determined beyond repair, are no longer present or available, or if the retention of the original roof material is not economically feasible.
- Skylights should be placed at rear rooflines or behind gables and dormers. Skylights should be flat or flush with the roofline, not convex or “bubble” designs.
- Skylights original to the house should be preserved.
- Historic Lightning Rods and Historic Ornamental Metal Finial Caps should be retained, maintained or added.
- Roofs that were originally historic metal crimped seam should be replaced in metal with similar detailing and proportions. If not readily visible, other low pitch roofing materials are acceptable.
- Roofs of new asphalt or fiberglass shingles should be one color and should be compatible with historic colors and the style or period of the house.
- New materials should match as closely as possible to the original in composition, size, shape, color and texture.
- Roof eave vents should be maintained.
- On a flat or low-pitched roof, modern composition roofing is appropriate to prevent structural damage.

NOT APPROPRIATE:

- Roll roofing, metal roofing, or clay shingles, unless these materials are original to the structure
- Covering cornices, eaves, soffits or fascia with vinyl or metal elements
- Removal of dormers
- Removal of non-functioning chimneys
- Adding skylights that would be visible from the street.
Demolition Review

311, 321, and 323 9th Avenue SE (Loftus Lumber)
Project Description

Structures for demolition:
311 9th Ave SE
• Warehouse, 1941 (Normal)
• Warehouse, 1950 (Normal)
321 9th Ave SE
• Warehouse, 1926 (Normal)
323 9th Ave SE
• Warehouse, 1952 (Below Normal)

All properties were surveyed by the Louis Berger Group and were considered Not Eligible.
311, 321, and 323 9th Ave SE

323 9th Ave SE

321 9th Ave SE

311 9th Ave SE (1941)

311 9th Ave SE (1950)
311, 321, and 323 9th Ave SE

- Poor candidates for local land marking
- No evidence of historic significance
- Staff recommends immediate release
Demolition Review

402 2nd St SW
Project Description

- Structure for demolition is a 2 story residential building
- Surveyed as eligible as part of a historic district
402 2\textsuperscript{nd} Street SW

- Has been significantly altered since the 2009 survey was taken
- Staff recommends immediate release
Action Item

Bever Park Bridge Subcommittee Report
Discussion

Proactive Preservation
Historic Preservation Commission

Staff Liaison:

Adam Lindenlaub
Comm. Dev. Planner
a.lindenlaub@cedar-rapids.org
319.286.5064